

# ECONOMIC DEVELOPMENT SUMMARY

## COMMERCIAL/RETAIL PROJECTS

*Nearly 2.6 million square feet of commercial and retail development underway or planned.*

**Moreno Valley Mall at TownGate:** Updating and repositioning of the 1.2 million sq. ft. Regional Mall, anchored by **Harkins Theater, JC Penney, Macy's and Sears.**

- ✓ 300,000 sq. ft. under development or recently completed with new stores, remodel or relocation.

**TownGate Center and Plaza:** Existing community shopping centers at the SWC of Frederick St. and SR 60. Tenants include **Ross, Regency Theatres, Chase Bank, Wells Fargo, Bank of America, California Bank & Trust, BJ's Restaurant, Chili's, Acapulco, Olive Garden, Dollar Tree and Starbucks.**

NEW USES INCLUDE:

- ✓ **Moreno Valley Chamber of Commerce** – Relocation from Moreno Valley Mall
- ✓ **Burlington Coat Factory** – LETTER OF INTENT/CORPORATE APPROVAL

**TownGate Crossing:** 250,000 sq. ft. shopping center expanding west of the Mall at the SEC of Day St. and SR 60. Anchor **Lowe's and Sports Authority.** NEW RETAIL USES INCLUDE:

- ✓ **99¢ Only Store** – CLOSED ESCROW (Improvement plans submitted)
- ✓ **Nutrition Zone** - JUST OPENED

**TownGate Promenade:** Expanding 353,000 sq. ft. shopping center at the SEC of Day St. and Campus Pkwy. anchored by **Costco.**

- ✓ **Carino's Italian Grill** – PROJECT CONSTRUCTION SUSPENDED
- ✓ **Famous Dave's Barbeque** – APPROVED AND IN PLAN CHECK
- ✓ **On the Border** – APPROVED - CONSTRUCTION SCHEDULE ON HOLD
- ✓ **Red Lobster** – APPROVED - CONSTRUCTION SCHEDULE ON HOLD

**TownGate Square:** A mixed-use development project anchored by **WinCo Foods** with 136,000 sq. ft. of retail/restaurant including **Portillo's**, plus 170,000 sq. ft. of approved office at the SEC of Gateway Dr. and Day St.

- ✓ **Additional parking underway for new pads** – UNDER DEVELOPMENT

**Moreno Valley Plaza:** Existing 341,000 sq. ft. community center anchored by **Office Depot, Superior Warehouse, Big Lots, Factory 2 U, and CitiTrends** at the SWC of Sunnymead Blvd. and Heacock St.

- ✓ Multi-phase renovation of shopping center – UNDER WAY

**iWash Express:** A 9,611 sq. ft. car wash and retail/minor automotive repair shop located on Sunnymead Blvd., east of Graham St. – JUST OPENED

**Stoneridge Towne Centre:** New 579,295 sq. ft. commercial center at the SEC of SR60 and Nason St., anchored by **SuperTarget, Best Buy, Kohl's, Office Max** and includes **US Bank, Wachovia Bank and Chili's.**

- ✓ **Bob's Big Boy Restaurant** – FRANCHISEE AGREEMENT EXECUTED
- ✓ **The Fish Shack** – JUST OPENED

**Moreno Marketplace:** New 93,788 sq. ft. neighborhood shopping center at the NWC of Cactus Ave. and Moreno Beach Dr., anchored by **Stater Bros.,** and includes **Wells Fargo, Jack in the Box and Fantastic Sams** – JUST OPENED

- ✓ **Lakeside Cleaners** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Subway** – JUST OPENED

**Moreno Beach Marketplace:** Planned 175,000 sq. ft. shopping center on 13.6 acres, anchored by a 137,000 sq. ft. **Lowe's**, at the NEC of Moreno Beach Dr. and Alessandro Blvd. – APPROVED - CONSTRUCTION SCHEDULE ON HOLD

**Rancho Belago Plaza:** Retail/commercial center with two new buildings and a total of 14,000 sq. ft., located at the SWC of JFK and Moreno Beach Drives. – APPROVED AND IN PLAN CHECK

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**Iris Plaza:** New 87,120 sq. ft. retail center at the SEC of Iris Ave. and Perris Blvd., anchored by **Walgreens** and **Fresh and Easy**.

- ✓ **Certified Goodyear Tire** – JUST OPENED
- ✓ **Mr. You Chinese Restaurant** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Yogurt Rave** – APPROVED

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**N & R Square:** New 13,000 sq. ft. retail center on Perris Blvd., south of Alessandro Blvd., anchored by Warehouse Shoe Sale – JUST OPENED

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**Alessandro and Moreno Beach:** Proposed retail/office project at the SEC anchored by a 15,150 sq. ft. **Rite-Aid** – APPROVED - PROJECT SCHEDULE ON HOLD

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**Sunnymead and Indian:** Proposed two building commercial development totaling 19,360 sq. ft. on 2.2 acres, located on Sunnymead Blvd., west of Indian Ave. – APPROVED

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**Sonic Restaurant:** Proposed 1,728 sq. ft. drive-thru restaurant located at the NEC of Alessandro and Indian – APPROVED - CONSTRUCTION SCHEDULE ON HOLD

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**Cactus Commerce Center:** 16,000 sq. ft. two-story mixed-use (retail/office) building near the NWC of Cactus Ave. and Elsworth St. Tenants include **Personnel Plus** and **Quizno's** – SPACE AVAILABLE FOR LEASE

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**Touch of Class Car Wash:** A new 3,000 sq. ft. self-service car wash and 5,500 sq. ft. retail center located at the SEC of Alessandro Blvd. and Grant St. – CAR WASH OPEN; RETAIL SPACE AVAILABLE FOR LEASE

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**Elsworth Plaza:** A mixed-use retail/office/restaurant project with three new buildings totaling 30,000 sq. ft. near the SWC of Alessandro Blvd. and Elsworth St. – AVAILABLE FOR LEASE/TENANT IMPROVEMENTS

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UNDERWAY. Tenants include: **Subway, LinkU Web Design, Moreno Valley Black Chamber of Commerce, Sprint, Cellinie's Nails & Spa, Gloria's Salon and Alexis Lingerie**

- ✓ **Plaza Markets** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Hangar C-17 Restaurant and Sports Bar** – APPROVED AND IN PLAN CHECK
- ✓ **Berrybean Cafe** – JUST OPENED
- ✓ **Victoria's Simply Dancing** – JUST OPENED
- ✓ **Chila's Party Rental** – JUST OPENED
- ✓ **Family Music Room** – TENANT IMPROVEMENTS UNDERWAY

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**Tesco** – "Fresh & Easy Neighborhood Market" with two locations open and three under development:

- ✓ **Frederick St. and Cottonwood Ave.** – OPENING SOON
- ✓ **Ironwood Ave. and Heacock St.** – OPENING SOON
- ✓ **Iris Ave. and Oliver St.** – IN PLANNING

## COMMERCIAL PROJECTS IN PLANNING

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*270,750 square feet of commercial development in planning.*

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**Alessandro and Lasselle:** Proposed 140,000 sq. ft. retail center at NEC, anchored by 95,000 sq. ft. **WinCo Foods**, plus additional retail/restaurant space. – IN PLANNING

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**Alessandro and Lasselle:** Proposed mixed-use residential/commercial project at NWC with 96-residential units and 11,000 sq. ft. of commercial space in two buildings. – IN PLANNING

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**Komar Cactus Plaza:** Proposed 81,000 sq. ft. mixed-use retail/restaurant/hospitality project at the NEC of Cactus Ave. and Commerce Center Dr., consisting of a 110-guest room hotel, two drive-thru restaurants (6,000 sq. ft. and 2,500 sq. ft.), one 4,500 sq. ft. restaurant pad and 12,220 sq. ft. of retail space. – IN PLANNING

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**Pigeon Pass and Hemlock:** Proposed 13, 140 sq. ft. retail center on 1.02 acres. – IN PLANNING

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**Western Realco:** 1,582,898 sq. ft. in four buildings at SEC of Iris Ave. and Heacock St. – APPROVED

## HOTEL/HOSPITALITY

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*561 guestrooms in six projects under development.*

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**Cactus and Elsworth:** Proposed four-story **Hawthorn Inn & Suites** with 79-guest rooms – APPROVED

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**Frederick and Sunnymead:** Three-story **La Quinta Inn & Suites** with 58-guest rooms, totaling 29,699 sq. ft. on 1.35 acres – UNDER CONSTRUCTION

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**Komar Cactus Plaza:** Proposed four-story **Marriott TownePlace Suites** with 110-guest rooms – IN PLANNING

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**Olivewood Plaza Drive:** Proposed three-story **Sleep Inn Suites** with 74-guest rooms – IN PLANNING

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**Sunnymead and Heacock:** Proposed four-story, 41,189 sq. ft. **Value Place** extended stay hotel with 113-guest rooms at the NWC – IN PLANNING

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**TownGate Promenade:** Four-story **Ayres Suites** with 127-guest rooms, located at the NWC Gateway Dr. and Memorial Way – UNDER CONSTRUCTION

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## OFFICE

*706,280 square feet of office development in progress.*

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**Cresta Bella:** K and S Property LLC are processing a mixed-use project with 30,000 sq. ft. of medical office condominium space on Iris Ave., east of Moreno Valley Community Hospital – IN PLANNING

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**Jacobs Development:** 10-acre mixed-use project with 48,000 sq. ft. office/R and D, plus 80,000 sq. ft. self-storage at the SWC of Graham St. and Alessandro Blvd. – APPROVED AND IN PLAN CHECK

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**Moreno Valley Professional Village:** 130,000 sq. ft. medical/office at the SWC of Alessandro Blvd. and Veterans' Way. Tenants include Moreno Valley Family Health Center, Moreno Valley Dental Clinic, Davita Canyon Springs Dialysis, and Westech College:

- ✓ **Westech College** – recent expansion completed adding 4,122 sq. ft. to the existing 7,703 sq. ft. educational facility
  - ✓ Pad developments and tenant opportunities available
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**Olivewood Plaza:** 22,758 sq. ft. three-story office building on 1.10 acres located north of Sunnymead Blvd. and west of Graham St. – APPROVED AND IN PLAN CHECK

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**Moreno Valley Medical Campus:** A proposed 80,000 sq. ft. medical office condominium complex for Kaiser Permanente on Iris, west of Moreno Valley Community Hospital – APPROVED AND IN PLAN CHECK

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**Izvernari Professional Office:** A 4,400 sq. ft. two-story office building located at the NWC of Perris Blvd. and Myers Ave. – UNDER CONSTRUCTION

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**Imperial Village, LLC- Senior Retirement Community Center:** Proposed 217,000 sq. ft. mixed-use medical complex on 18 acres located on the east side of Nason St., south of Brodiaea Ave. The complex will consist of a three-story, 89,400 sq. ft. medical office building, a two-story, 60,000 sq. ft. assisted living facility, a two-story, 20,000 sq. ft. mental health facility and a one-story, 48,000 sq. ft. skilled nursing facility. – IN PLANNING

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**TownGate Square:** 170,000 sq. ft. of office space at the SEC of Gateway Dr., and Day St. – APPROVED

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## INDUSTRIAL

*23 million square feet of industrial buildings under development*

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**Alere Property Group:**

- ✓ 756,340 sq. ft. distribution center on the east side of Heacock St., north of Cardinal Way.  
**Lowe's Home Improvement** occupies 500,000 sq. ft. – 256,340 sq. ft. is AVAILABLE THROUGH NEWPORT REAL ESTATE SERVICES
  - ✓ **O'Reilly Auto Parts** to occupy the 407,948 sq. ft. distribution center at the NEC of Indian St. and San Michele Rd. – OPENING SOON
  - ✓ 423,015 sq. ft. distribution center at Indian St. and San Michele Rd. – APPROVED AND IN PLAN CHECK
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**Apache Colonel Rogers Trust:** 569,200 sq. ft. industrial complex with office and warehouse facilities. – APPROVED AND IN PLAN CHECK

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**BAS Recycling:** Tire recycling plant relocation occupying a 66,934 sq. ft. building located on Day St., south of Alessandro Blvd. – JUST OPENED

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**Cemex Materials:** Proposed concrete plant on Nandina Ave. west of Indian St. – APPROVED AND IN PLAN

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**Centerpointe Business Park:** Ridge Property Trust is developing more than 9 million sq. ft. in 12 buildings (includes **Minka Lighting, ResMed, Serta** and **U.S. Postal Service Distribution Center**) – between Alessandro Blvd., Frederick St., Cactus Ave. and Heacock St. – FOUR BUILDINGS OCCUPIED; ONE BUILDING AVAILABLE; THREE ADDITIONAL BUILDINGS APPROVED; THREE BUILDINGS IN PLANNING

- ✓ **Frazer Paint - Comex Group**, to operate new West Coast Distribution Center in existing 182,000 sq. ft. building in Centerpointe - LETTER OF INTENT EXECUTED/LEASE DRAFTED

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**84 Lumber Co.:** Developing a retail/lumber storage complex with 56,400 sq. ft. building on 11.04 acres at the SEC of Heacock St. and Nandina Ave. – APPROVED

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**First Industrial Realty Trust:**

- ✓ North side of Nandina Ave., west of Perris Blvd. An 874,000 sq. ft. industrial/distribution facility in two buildings (700,000 sq. ft. and 174,000 sq. ft.) – APPROVED
- ✓ North side of Nandina Ave., between Heacock St. and Indian St. Developing more than 1.1 million sq. ft. in two buildings: 413,598 sq. ft. building – APPROVED AND IN PLAN CHECK; 769,320 sq. ft. building – BUILDING PLANS APPROVED; CONSTRUCTION SCHEDULE ON HOLD
- ✓ SWC of Indian St. and Iris Ave., 1,491,469 sq. ft. in two buildings – APPROVED

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**Gateway Business Park:** 34 Industrial condos between 5,000 and 10,000 sq. ft., (184,036 total sq. ft.) south of Alessandro Blvd., west of Day St. – APPROVED AND IN PLAN CHECK

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**Highland Fairview Properties:** Proposed 1,812,107 sq. ft. building for **Skechers USA**, along the south side of SR60 between Redlands Blvd. and Theodore St. – APPROVED AND IN PLAN CHECK

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**IDI:** Grove View Distribution Center: 426,700 sq. ft. at Perris Blvd. and Grove View Rd. 301,100 sq. ft. Leased by **Harmon Kardon**.

- ✓ 125,600 sq. ft. – AVAILABLE

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**IDS:** Globe St. Distribution Center: 402,540 sq. ft. at NWC of Kitching St. and Globe St.

- ✓ **Philips Consumer Electronics** – recently expanded to occupy complete building. – OPEN

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**Komar Investments:** Proposed 1.75 million sq. ft. industrial/distribution center development on 80 acres along the north side of San Michele Rd. between Heacock St. and Indian St. – APPROVED AND IN PLAN CHECK

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**Masonry Technology, Inc.:** Proposed three-building industrial complex with two-covered storage buildings and contractor storage yard on 5 acres on Nandina Ave. east of Indian St. – IN PLANNING

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**Overton Moore Properties:**

- ✓ Proposed 519,716 sq. ft. industrial warehouse building on 25.9 acres at the NWC of Cactus Ave. and Frederick St. – APPROVED

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**Prologis:** 2,224,419 sq. ft. proposed in six buildings along the south side of SR60 between Pettit St. and Quincy St. – IN PLANNING

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**Rados:** Proposed seven-industrial building project at NEC of Heacock St. and Iris Ave. with a total of 619,127 sq. ft.

- ✓ 6 buildings ranging from 23,700 sq. ft. to 49,160 sq. ft. – APPROVED
- ✓ Proposed 409,598 sq. ft. warehouse distribution center – APPROVED

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**Ridge Property Trust:** 943,800 sq. ft. in one building along the south side of SR60 between Quincy St. and Redlands Blvd. – IN PLANNING

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**Robertson's Ready-Mix:** Proposed relocation of concrete plant for Old 215 Frontage Rd., south of Alessandro Blvd. – APPROVED

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**Ross Dress For Less/dd's DISCOUNTS Moreno Valley Distribution Center:** Expanding in Moreno Valley:

- ✓ 2nd Phase adds 612,000 sq. ft., plus additional 285,000 sq. ft. mezzanine to the existing 686,000 sq. ft. building for a total of 1.58 million sq. ft. – EXPANSION UNDER CONSTRUCTION

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**Vogel Engineers Inc.:** 1,616,133 sq. ft. warehouse distribution building on 71.15 acres along north side of Oleander Storm Drain between Indian St. and Perris Blvd. – IN PLANNING

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**Vogel Industrial Park:** 360,440 sq. ft. industrial facility on the west side of Indian St., north of the Perris Valley Storm Drain. – AVAILABLE

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